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Chapter 7 Trustee

U.S. BANKRUPTCY COURT
DISTRICT OF IDAHO

MAY 26 2004

____ M. REC'D ____
LODGED _____ FILED _____

UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF IDAHO

IN RE:

FRANK L. CHAPIN and
SYDNEY L. GUTIERREZ-CHAPIN,

Debtors.

CASE NO. 02-20218

ORDER APPROVING SALE

Trustee, having given notice of the sale of property consisting of approximately 20 acres of real property plus improvements located at 243 Dunromin Road, Priest River, Idaho, in Bonner County, Idaho, described in Exhibit "A" attached hereto, in which the bankruptcy estate thereof has an ownership interest, and good cause appearing, it is

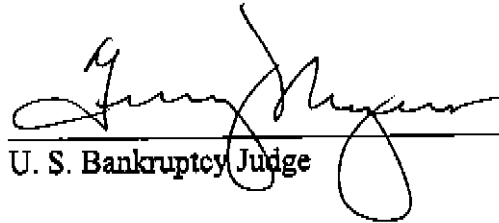
ORDERED, ADJUDGED AND DECREED that the property identified above is hereby sold to Shanda L. Veatch, a single person, free and clear of all liens, claims, or encumbrances, except a lien for real estate taxes owing Bonner County, Idaho, with valid liens and interests attaching to the proceeds of said sale per the priorities established by the Bankruptcy Code or applicable state law.

IT IS FURTHER ORDERED that Trustee is authorized to close said sale pursuant to the Notice of Sale by Trustee.

ORDER APPROVING SALE

IT IS FURTHER ORDERED that payment of a realtor commission in the amount of six percent (6%) of the \$142,300.00 sale price out of sales proceeds to Ruth McDonald, Broker for River Mountain Realty, L.L.C., is approved.

Dated this ²⁶25 day of May, 2004.



U. S. Bankruptcy Judge

Exhibit A**PARCEL 1:**

The East half of the Northwest quarter of the Southwest quarter of Section 10, Township 55 North, Range 4 West, Boise Meridian, Bonner County, Idaho.

PARCEL 2:

TOGETHER WITH an easement for ingress, egress and utilities 60.00 feet wide over, under and across the existing road located in the North portion of the Southwest quarter of the Southwest quarter of said Section 10 from the County Road along the West line thereof.

ALSO TOGETHER WITH an easement 60 feet wide for ingress, egress and utilities and maintenance over, under and across the East 60 feet of the Southwest quarter of the Southwest quarter of said Section 10, lying North of the aforementioned road right of way.

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Total notices mailed: 4

Debtor Chapin, Frank L POB 781, Sandpoint, ID 83864
Debtor Gutierrez-Chapin, Sydney L POB 2028, Sandpoint, ID 83864
Trustee Zimmerman, C Barry POB 1240, Coeur d'Alene, ID 83816-1240
United States Trustee, 304 N 8th St Rm 347, Boise, ID 83702

I hereby certify that a copy of the attached
document was mailed or hand delivered
to the named persons of this certificate
of mailing.

Dated: 5.26.04

Signed: Amy Hickey